

London Housing Advisory Committee

Report

The 2nd Meeting of the London Housing Advisory Committee
January 8, 2020
Committee Room #5

Attendance PRESENT: B. Harris (Chair), M. Abdo, M. Courey, M. Joudrey, J. Lane, W. Latuszak, C. O'Brien, B. Odegaard, J. Peaire, R. Peaker, D. Peckham, M. Richings, and D. Turner (Committee Clerk)

NOT PRESENT: J. Banninga

ALSO PRESENT: D. Calderwood-Smith, S. Giustizia, T. Macbeth, G. Matthews, T. Smuck and B. Turcotte

The meeting was called to order at 12:16 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Community Housing Resident Survey

That it BE NOTED that the attached and verbal presentation from D. Calderwood-Smith, Manager, Strategic Programs and Partnerships, and T. Smuck, Manager, Community Engagement, London Middlesex Housing Corporation, with respect to the results from a recent Community Housing Resident Survey, was received.

3. Consent

3.1 1st Report of the London Housing Advisory Committee

That it BE NOTED that the 1st Report of the London Housing Advisory Committee, from its meeting held on December 11, 2019, was received.

3.2 Public Meeting Notice - Official Plan Amendment - Affordable Housing Community Improvement Plan

That it BE NOTED that the Public Meeting Notice, dated December 20, 2019, from T. Macbeth, Planner II, Long Range Planning and Sustainability, with respect to an Official Plan Amendment to the Affordable Housing Community Improvement Plan, was received.

3.3 Notice of Planning Application - Zoning By-Law Amendment (Revised) - 1674 and Part of 1712 Hyde Park Road

That it BE NOTED that the revised Notice of Planning Application, dated December 23, 2019, from B. Debbert, Senior Planner, Development Services, with respect to a Zoning By-Law Amendment for the properties located at 1674 and part of 1712 Hyde Park Road, was received; it being further noted that the committee held a general discussion with respect to the availability of affordable housing in this area of the City, noting that the

aforementioned properties are located on a main street in an affluent area that could benefit from affordable housing.

4. Sub-Committees and Working Groups

4.1 2020 Work Plan

That discussion and finalization of the 2020 work plan BE DEFERRED to the next meeting of the London Housing Advisory Committee.



5. Items for Discussion

None.

6. Adjournment


The meeting adjourned at 2:01 PM.

Item 2.1



Community Housing Resident Survey – Findings

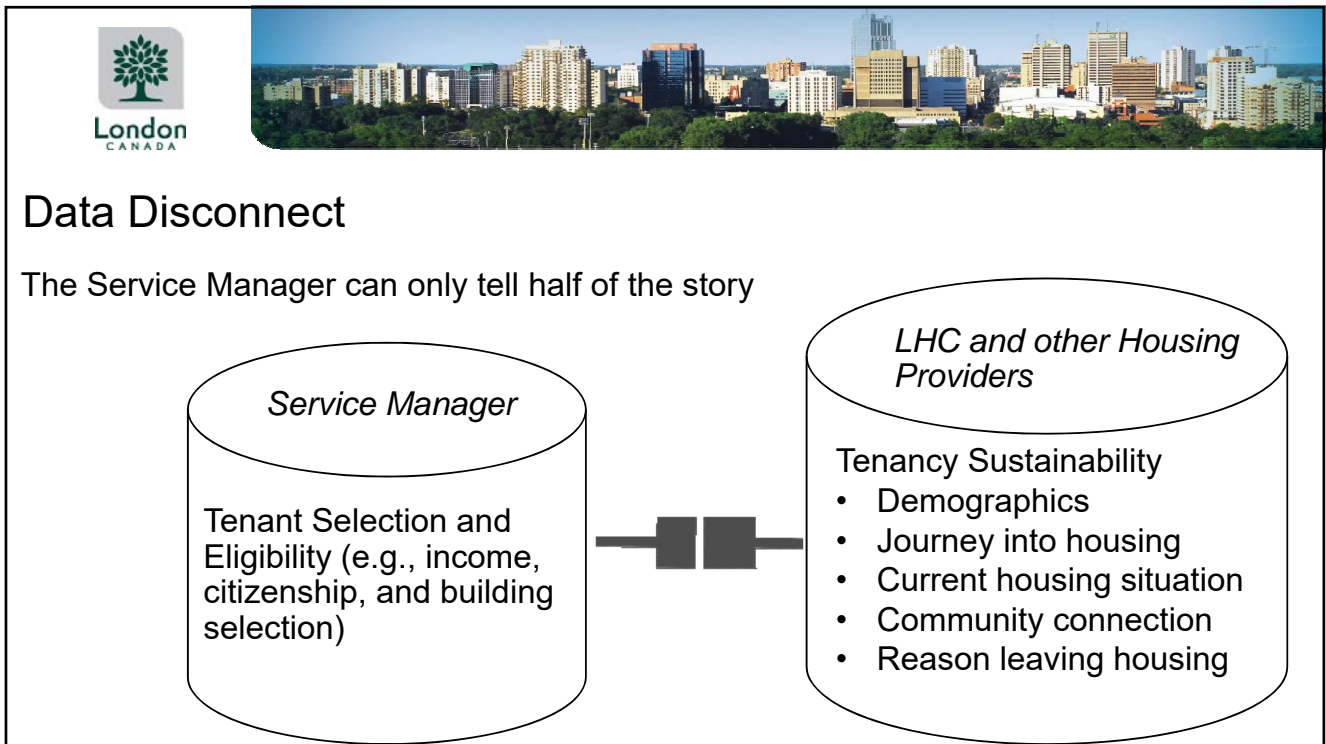
London Housing Advisory Committee
January 8th, 2020



Community Housing Resident Survey

- The purpose of this initiative is to better understand the tenants living within a London & Middlesex Community Housing (LMCH) community in a credible, evidence-based manner.
- There is a need to understand an applicant's experiences with the Housing Access Centre throughout the application process and while on the waitlist.
- The results will help the housing system better understand the key issues, improve services and help to develop supports to impact their lives.
- The City of London has partnered with LMCH as a proof of concept before expanding to the whole social housing community.

Item 2.1



The Survey

Community Housing Resident Survey

Introduction

To understand and serve you better, the City of London in partnership with London Middlesex Community Housing would like to know your thoughts and perspectives on your journey.

This anonymous survey will take you up to 15 minutes to complete and will not impact in any way your housing status. The responses will be grouped together and reviewed by the City of London Policy and Planning Support unit. Please return your hard copy survey to your Community Relations Worker Office or directly to LMCH at 1299 Oxford Street E.

If you prefer to complete and submit the survey online, please click on/visit the following link:
<https://www.surveymonkey.com/CommunityHousingResidentSurvey>

Please note that only tenants 16 years of age and older should complete this survey. Please read each question carefully and use a pen to indicate your response with an "X".

Please complete this survey by August 16, 2019.

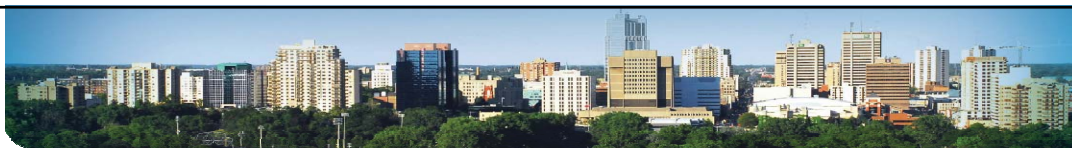
Thank you

Take the Survey

About You

1. Please tell us the address of your complex or building (Do not provide your apartment and/or unit number)

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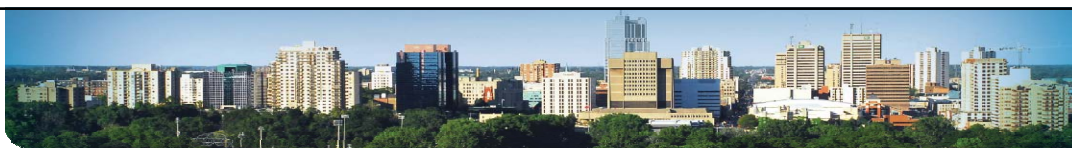
Overview of the Survey – Four Pillars

1. About You

- Building information, priority / urgent status, age, education, family size, country of origin, language, employment status, and marital status.
- Self-Id: Permanent disability and Indigenous person

2. Before you were housed

- Journey through the Housing Access Centre and Tenant Placement
 - Customer service, process, and compassion
 - Advice on how to improve and grow our service offerings
 - Resiliency prior to being housed



Overview of the Survey – Con't

3. After you were housed

- Client satisfaction with the landlord
 - Information, building condition, cleanliness, maintenance, security, and respect towards tenants
 - Would you recommend your landlord to others?
 - Are you proud to live in that community?
 - Are you housed in a way that meets your needs?

4. Future Housing Goals

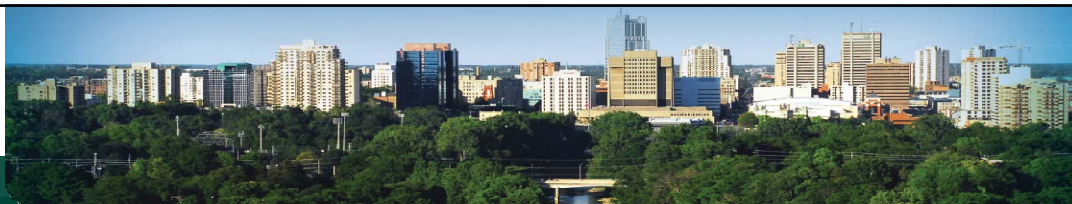
- What are the key supports to help you stay housed?
- What would be your hope for your future housing goals?
- How do we improve housing services?

Item 2.1



Methodology and Response Rate

- LMCH e-mailed the survey to 1,199 tenants and distributed 400 hardcopy surveys to tenants who reside in their properties
- n: 491 surveys (31%) were completed.
- Surveys were available in English, French, Arabic, and Spanish.
- Survey results were inputted by the Policy and Planning Support Unit within the City of London

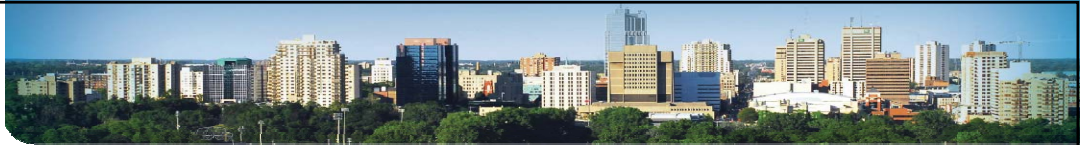


The Results



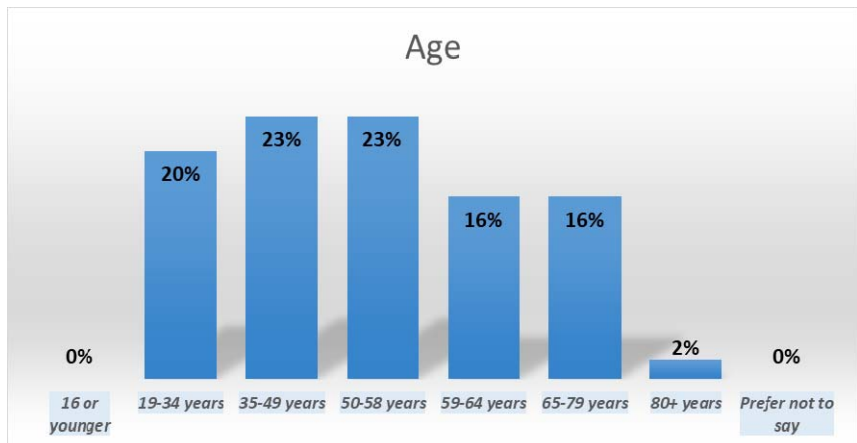
Who are we supporting?
How well are we doing?

Item 2.1



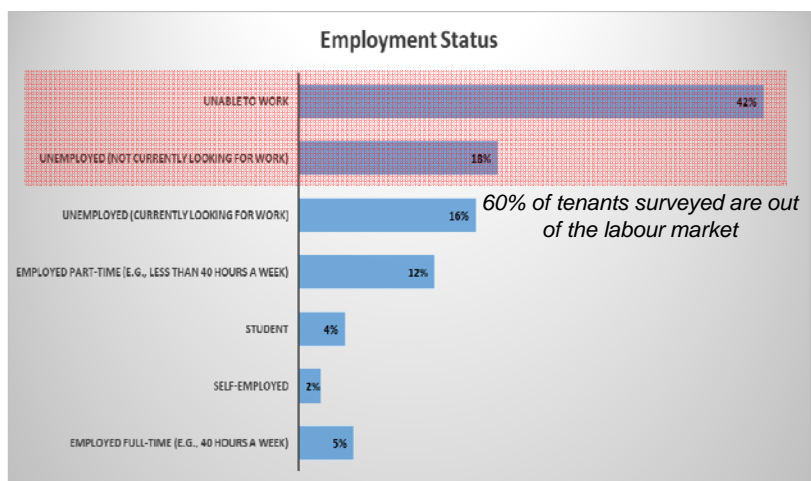
Demographics

- 57% of tenants surveyed are over 50 years old.
- 43% of tenants surveyed are between the age of 19 and 49 years old

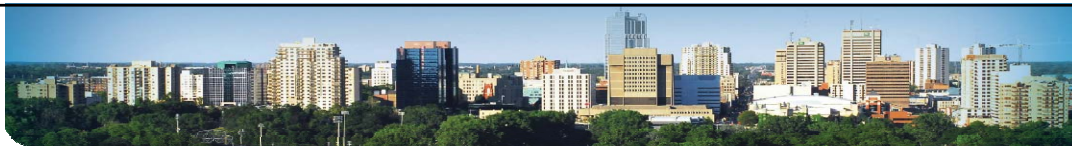


Employment Status

- 57% of tenants survey self-identified as having a visible or invisible disability.
- 42% of tenants stated that they are unable to work; and,
- 18% said that they are unemployed but currently not looking for work



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Education, Marital Status and Dependents

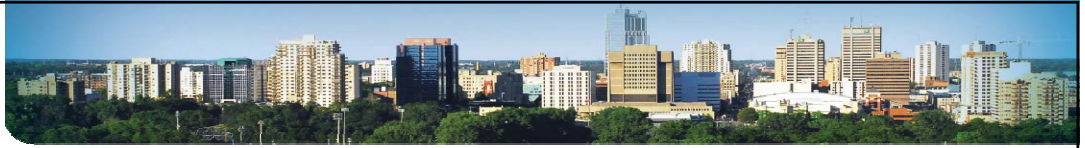
- 38% of tenants surveyed completed a high school diploma;
 - 20% of tenants surveyed have less than a high school diploma.
 - 10% of tenants surveyed have Bachelor degrees, 1% have a Master's degree, and 0.6% have a Doctorate degree.
- 57% of tenants surveyed are single;
 - 20% are divorced, 8% are married or common law, and 6% are widowed.
- 76% of tenants do not have any dependent children living with them;
 - 15% do have children living with them with an average of 2.4 children per response.



Country of birth, language, and Indigenous Identity

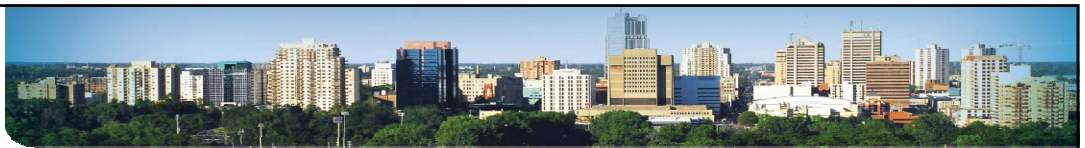
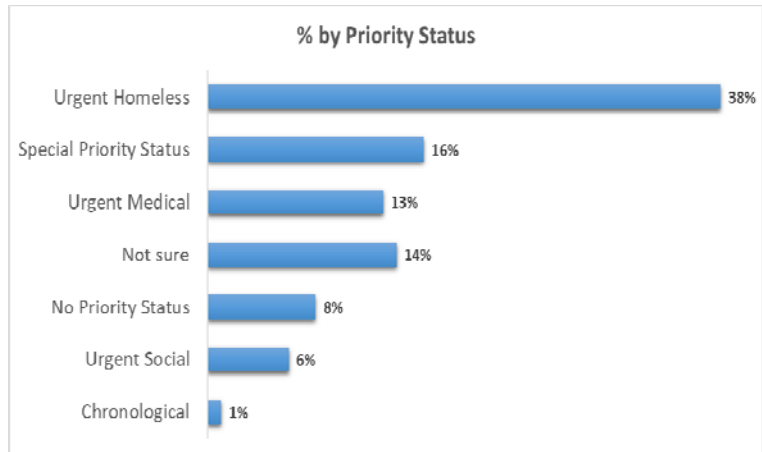
- 83% of tenants surveyed were born in Canada while others were born in various countries including:
 - *England, Nigeria, USA, Congo, Columbia, Chile, Lebanon, Cuba, Czech Republic, Egypt, El Salvador, Ethiopia, France, Germany, China, Greece, Guatemala, Guyana, Honduras, Iran, Iraq, Jamaica, Liberia, Mexico, New Zealand, Palestine, Philippines, Portugal, Somalia, South Sudan, Syria, Tanzania, the Netherlands, Trinidad and Tobago, and Uzbekistan*
- 82% of tenants surveyed speak only English;
 - 12% speak English with another languages, *such as French, Arabic, Spanish, Yoruba, Uzbek, Russian, Persian, Portuguese, Polish, Italian, Kurdish, German, Bosnian, Slovenian, Hungarian, Czech, Mandarin, and Greek*
- 10% of tenants surveyed self-identify as a person with Indigenous status

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Urgent / Priority Status

- 77% of tenants surveyed stated that when they applied for housing they were considered an urgent or priority status.
- Urgent Homeless being at the top (38%), followed by Special Priority Status (16%), and Urgent Medical (13%)



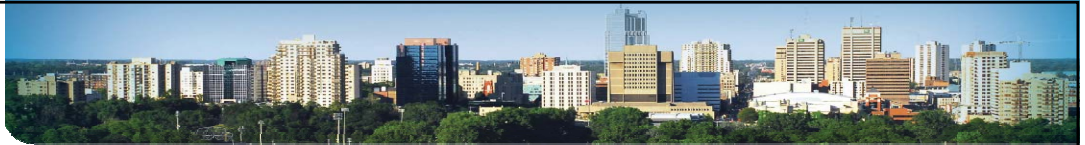
Satisfaction with LMCH

2/3

- 60% of tenants surveyed stated that they are satisfied with their housing landlord (LMCH); and,
- 25% of tenants surveyed claimed that they are dissatisfied with the services.



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1/3

Satisfaction with LMCH

- 51% of tenants surveyed agreed that they would recommend London Middlesex Community Housing to others as a good place to live.
- 49% of tenants surveyed were proud to live in their community.
- 63% of tenants surveyed stated they are currently housed in a unit that fits their need(s).



3/3

Satisfaction with LMCH

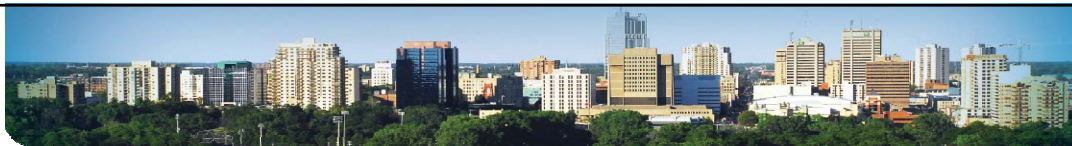
Repairs and maintenance

- 42% of tenants surveyed stated it took less than 5 days to hear back from the landlord after they requested repairs or maintenance services; and,
- 12% said it took between 5 and 9 days.

Safety and Security

- 70% of tenants surveyed don't think there is a big problem with pets and people damaging their units or property.

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Community Satisfaction

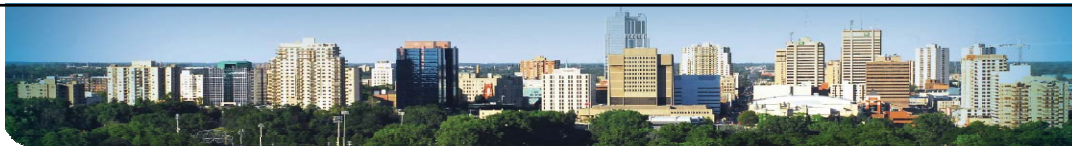
	Very big problem	Somewhat big problem	Not a very big problem	Not a problem	Don't know
Pets or animals	12%	14%	30%	40%	3%
Disruptive children/teenagers/adults	28%	20%	20%	29%	2%
Unwanted guests	31%	17%	19%	26%	8%
Racial or other harassment	18%	14%	19%	38%	12%
Drunken or rowdy behaviour	30%	20%	19%	26%	5%
Vandalism/graffiti to common areas	27%	18%	17%	30%	6%
People damaging your unit or property	15%	9%	17%	54%	4%
Criminal activity	32%	17%	15%	25%	11%
Neighbour disputes	26%	20%	17%	30%	6%
Litter and waste	39%	21%	18%	19%	2%



Satisfaction with the Housing Access Centre

- 66% of tenants surveyed agreed that it was easy to request assistance.
- 76% of tenants surveyed stated that staff who dealt with their requests were polite and respectful.
- 74% of tenants surveyed stated that staff were able to explain what they need to do to get housing.
- 63% of tenants surveyed agreed that staff were able to explain the resources available to them and next steps.

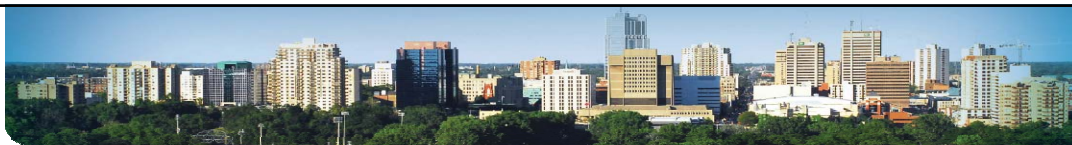
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What could have been done for participants to get housing faster?

Tenants surveyed believe that the following ideas could be implemented to get housing faster:

- Have a sympathetic staff who understand peoples' circumstances including physical and mental health
- Better application process where there is a faster processing time, better communication with different offices, and "kinder" staff
- Implement better support programs to help people who are on the waiting list, including financial support
- Better tenants' screening process so people can get housing faster
- Better turnover times on vacant units
- Be informed about people who experienced homelessness and addiction and how to deal with them
- Offer help with paperwork and filling out forms
- Share information about housing accessibility and other options available.



How can we help people on the waitlist?

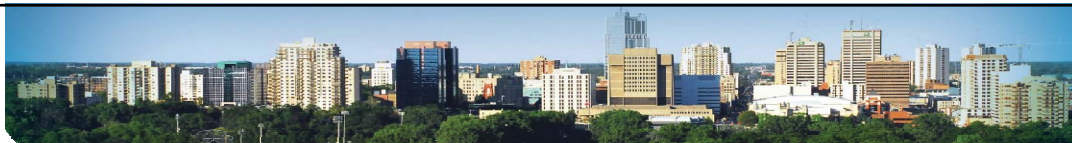
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Tenants surveyed believed that some initiatives can help people manage their lives while on the waiting list:

- Access to life skills training programs
- Access to counselling programs
- Better access to information, resource centres, and alternate agencies for resources and assistance
- Provide awareness, knowledge, and support to access available resources such as rent support services, child care subsidy, addiction services, free health services, employment services, etc.
- Better communication and updates with people on the waitlist about their status and expected timelines; to reduce stress (maybe online resource/website could be an option)
- Improve access to basic needs and financial resources
- Better applicants' screening to minimize troubles and long waitlist
- Faster unit turnovers as some are empty for months
- Have a probation period, so people who are not behaving can be evicted and others can take their place

The most frequent comment was related to staff communication and frequent updates to clients

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How can we help people on the waitlist?

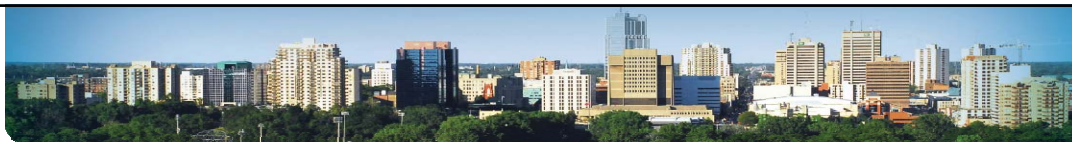
2/2

The most important support services that respondents feel that people on the waiting list need:

- 22% of tenants surveyed stressed the importance of access to counselling and support services

How did respondents manage their housing while waiting for a social housing unit?

- Around 10% of tenants surveyed said that they were already housed while waiting and 23% stayed at different shelters.

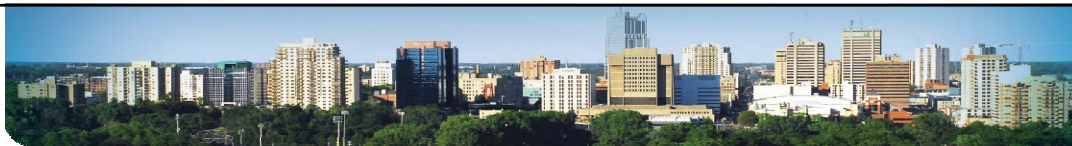


Resiliency

Tenants surveyed stated that the process was difficult, stressful, and they managed their situations through:

Accumulating more debt	Staying at different shelters
Couch surfing	Staying at Unity Project
Cutting back on necessities	Staying in hospital
Using their savings or selling assets to survive	Living in inadequate housing
Receiving bridge funding from the City of London	Staying with friends
Being homeless, on the street	Staying with family
Living in a group home	Supported to be housed
Living in a motel/hotel	Temporary annexed housing
Living in their cars	Staying at a transition house
Moving from one shelter to the other	Stayed with whomever would help
Sharing an apartment with another person	Waiting with fear for safety including staying in abusive relationships
Staying at half-way house	Worked a lot and many jobs
Staying at hostels	

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Key supports needed to stay housed

Tenants surveyed stated that key supports should be:

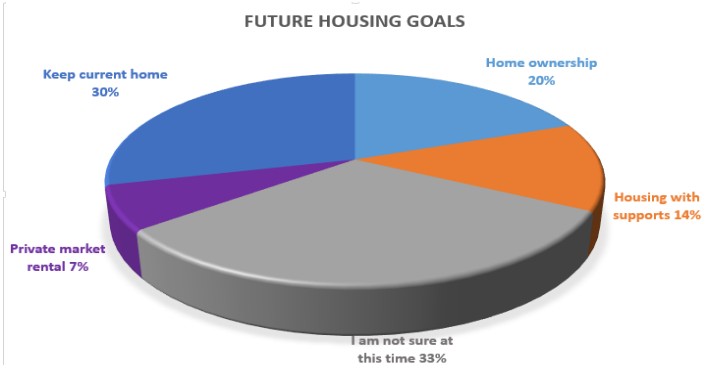
Only 15% of respondents stated that they are satisfied and getting by

<p>Provide better access to services and information about available support</p> <p>Allow clients to transfer units when needed</p> <p>Better building maintenance and accessibility</p> <p>Better communication with building managers</p> <p>Better repair services and time</p> <p>Better housing based on needs – inadequate</p> <p>Better cleaning processes</p> <p>Implement policies and consequences for tenants' misbehavior</p> <p>Provide financial help (22% of respondents)</p> <p>Help tenants find employment</p> <p>Offer inclusion programs and activities</p>	<p>Keep housing affordable</p> <p>Share important information that are valuable to tenants</p> <p>Build a new playground</p> <p>Be on OW and ODSP to support housing cost</p> <p>Offer free parking for care-givers</p> <p>Pest control</p> <p>Hire respectful and sympathetic staff</p> <p>Offer security – Problem with dangerous behaviours (drugs, alcohol, drugs, illegal activities, crime, etc.)</p> <p>Offer storage options</p> <p>Offer support services and counselling</p> <p>Have a resident contact that can be easily reached</p>
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Participants' hope for future housing

- 33% of tenants surveyed were not sure about their hope for future housing goals;
- 30% hope to keep their current home;
- 20% hope for home ownership;
- 14% hope for housing with supports;
- 7% have a goal of private market rental.



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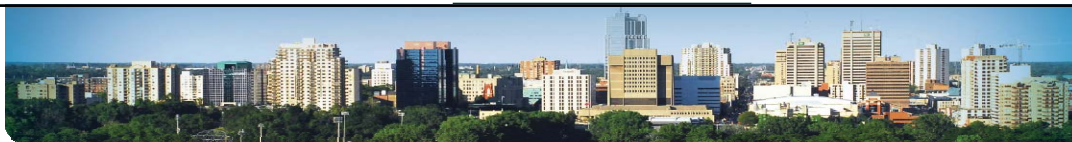


Who do we serve?

- Unsure of their housing future
- Generally satisfied with their home, community and housing services
- Very likely to have experienced homelessness and trauma
- Likely over 50 years of age
- High school level education
- Living single without dependents



- In need of support to stay housed
- Focused on keeping their current home (i.e. housing stability)
- Very likely to self-id as having a disability
- More likely to self-id as Indigenous compared to London broadly
- Out of the labour market
- Born in Canada
- English spoken at home



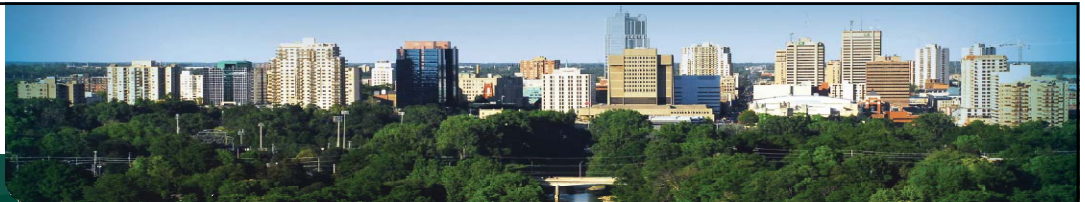
Next Steps

- Phase Two – CityStudio London, January 2020

Item 2.1

Appendix – Building Sample

10 York	872 William St
1019 Southdale road East	920 McNay St.London, Ont
1025 Huron St.	943 Southdale Road
1039 Huron St.	973 Huron street
1075 Huron St.	Allen Rush
1111 Huron St.	Barbary 14
1157 Huron St.	Barberry 12
1194 Commissioner Rd. W.	17 Barberry court
1199 Hamilton Rd	649 Warncliffe Rd N.
1203 Southdale Rd. East	Boullee St
125 Head St N Strathroy	H Block Huron Street
136 Albert Street	Huron St complex
1481 Limberlost Rd	Ivy court
157 Simpson St. Glencoe	Limberlost Road
170 Kent Street	Marconi Blvd
Simpson St Glencoe	Marconi semi
186 Marconi Blvd	McNay Street London ON
200 Berkshire Dr.	Millbank Drive
202 McNay St	Perth Ave
205 Cairn Street, London Ontario	Pond mills
2061 Dorchester Road	Primrose Court
240 Atkinson boulevard	Millbank Dr.
241 Simcoe St	Southdale & Millbank
243-345 Marconi Blvd.	Southdale Road East
291 Marconi Blvd.	Vinewood court
30 Base Line Road West	370 Pond Mills Rd
304 Oxford street West	Boullee St
345 Wharncliffe Rd North	401-136 albert St.london
349 Wharncliffe Rd N	49 Bella Street, Strathroy
339 Marconi Blvd	580 Dundas St
67 Vinewood court	632 Hale St.
705-30 Baseline Road West, London	85 Walnut St



Thank you!

Doug Calderwood-Smith, City of London, dcsmith@London.ca

Tim Smuck, London Middlesex Community Housing, tsmuck@lmhc.ca

London Housing Advisory Committee

Report

The 1st Meeting of the London Housing Advisory Committee
December 11, 2019
Committee Room #4

Attendance PRESENT: B. Harris (Chair), J. Banninga, M. Joudrey, J. Lane, W. Latuszak, C. O'Brien, B. Odegaard, J. Peaire, D. Peckham and D. Turner (Committee Clerk)

NOT PRESENT: M. Abdo, M. Courey, R. Peaker and M. Richings

ALSO PRESENT: G. Barrett, J. Browne, D. Calderwood-Smith, H. Chapman, S. Giustizia and N. Musicco

The meeting was called to order at 12:17 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that pecuniary interests were disclosed.

1.2 Election of Chair and Vice-Chair for the term ending November 30, 2020

That it BE NOTED that the London Housing Advisory Committee elected B. Harris and J. Peaire as Chair and Vice Chair, respectively, for the term ending November 30, 2020.

2. Scheduled Items

2.1 Multi-Sector Orientation

That it BE NOTED that the attached and verbal presentations from D. Calderwood-Smith, Manager, Strategic Programs and Partnerships, H. Chapman, Manager, Municipal Law Enforcement Services, and N. Musicco, Municipal Policy Specialist I, Licensing and Municipal Law Enforcement, with respect to an overview of the municipal housing system and the London Housing Advisory Committee's role in multi-sector housing initiatives, was received.

3. Consent

3.1 10th Report of the London Housing Advisory Committee

That it BE NOTED that the 10th Report of the London Housing Advisory Committee, from its meeting held on November 13, 2019, was received.

3.2 Notice of Community Information Meeting - Affordable Housing Community Improvement Plan (CIP)

That it BE NOTED that the Notice of Community Information Meeting, from T. Macbeth, Planner II, City Planning, with respect to the Affordable Housing Community Improvement Plan, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 2020 Work Plan

That a sub-committee/working group BE CREATED to commence the drafting of a 2020 work plan.

5.2 Vacant Community Housing Units as a Result of Outstanding Repairs

That it BE NOTED that the committee held a general discussion with respect to vacant community housing units, including common reasons for extended vacancies and the challenges inherent in repairing units to habitable standards.

6. Adjournment

The meeting adjourned at 1:57 PM.



PUBLIC MEETING NOTICE

Official Plan Amendment

Affordable Housing Community Improvement Plan

File: O-9099

Applicant: The Corporation of the City of London

What is Proposed?

Official Plan amendment to allow:

- A public participation meeting will be held to consider adoption of the Affordable Housing Community Improvement Plan (CIP) and designation of the Affordable Housing Community Improvement Project Area.
- Possible amendments to The London Plan to add the Affordable Housing Community Improvement Project Area to 'Map 8 - Community Improvement Project Areas'.
- The Affordable Housing CIP will establish objectives, policies, and programs to encourage the development of affordable housing units in the City of London.
- The Affordable Housing CIP will implement policies of The London Plan and the Housing Stability Plan

YOU ARE INVITED!

Further to the Notice of Application you received on December 5, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, January 20, 2020, no earlier than 4:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Planner: Travis Macbeth

tmacbeth@london.ca

519-661-CITY (2489) ext. 5102

City Planning, City of London, 206 Dundas St., London ON N6A 1G7

File: O-9099

london.ca/business/Planning-Development/secondary-plans/Pages/Affordable-Housing-Community-Improvement-Plan.aspx

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Date of Notice: December 20, 2019

Application Details

Commonly Used Planning Terms are available at london.ca.

Requested Amendment to The London Plan (New Official Plan)

Possible amendments to designate the Affordable Housing Community Improvement Project Area and adopt the Affordable Housing Community Improvement Plan (CIP). Possible amendment is to *The London Plan* 'Map 8 – Community Improvement Project Areas' to add the Affordable Housing Community Improvement Project Area.

How Can You Participate in the Planning Process?

You have received this Notice as an interested party to this application or as a prescribed body to whom applications are circulated. The City reviews and makes decisions on planning applications in accordance with the requirements of the *Planning Act*. Additional ways to participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at london.ca.

See More Information

Additional information and material about this application are available:

- At the City Planning office, located at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm; or by
- Contacting the City's Planner listed on the first page of this Notice.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of

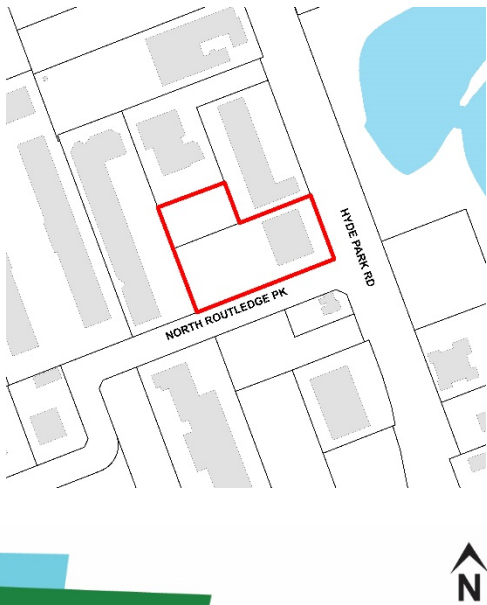
London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment (Revised)

1674 and Part of 1712 Hyde Park Road



File: Z-9109

Applicant: 1674 Hyde Park Inc.

What is Proposed?

Zoning amendment to allow:

- Addition of 6-storey apartment building to the rear of the existing 2-storey commercial building
- 80 residential units, 597m² of commercial floor area and 550.5m² of office floor area
- Special zoning provisions to recognize an existing increased maximum front yard depth, establish a maximum building height, permit dwelling units in the front portion of the ground floor along North Routledge Park, and reduce the parking requirement.
- Remove holding provision for municipal services

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 13, 2020**

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext. 5345

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: Z-9101

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Josh Morgan

joshmorgan@london.ca

519-661-CITY (2489) ext. 4007

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning from a Holding Business District Commercial (h-17*BDC) Zone to a Business District Commercial Special Provision (BDC(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps. You previously received Notice of Application on September 25, 2019. The applicant has amended the application to rezone a portion of 1712 Hyde Park Road in order to provide additional lands for parking and allow an increase in the number of residential dwelling units on the property. The applicant intends to submit an application to the City for consent to sever a portion of 1712 Hyde Park Road and convey it to 1764 Hyde Park Road.

Current Zoning

Zone: Holding Business District Commercial (h-17*BDC)

Permitted Uses: animal hospitals, apartment buildings with any or all of the other permitted uses on the first floor, bake shops, clinics, commercial recreation establishments, commercial parking structures and/or lots, converted dwellings, day care centres, dry cleaning and laundry depots, duplicating shops, emergency care establishments, existing dwellings, financial institutions, grocery stores, laboratories, laundromats, libraries, medical/dental offices, offices, personal service establishments, private clubs, restaurants, retail stores, service and repair establishments, studios, video rental establishments, lodging house class 2, cinemas, brewing on premises establishments, food store, animal clinic, convenience store, post office, convenience service establishment, dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor, bed and breakfast establishments, antique store, police stations, artisan workshop, craft brewery.

Special Provision(s): none

Residential Density: not specified, to be determined on zone map on a site-by-site basis

Height: 12 metres for all other uses than apartment buildings; for apartment buildings to be determined on zone map on a site-by-site basis

Requested Zoning

Zone: Business District Commercial Special Provision (BDC(_))

Permitted Uses: same uses as listed above

Special Provision(s): recognize a maximum front yard depth for the existing building of 7.15m, establish; establish a maximum building height of 6 storeys (21m) for the apartment building component; establish a maximum mixed-use density of 150 units per hectare; permit dwelling units in the front portion of the ground floor along North Routledge Park; and permit a minimum of 63 parking spaces whereas 115 parking spaces are required (special provision for parking only required if the consent to sever application is not approved)

Residential Density: 150 units per hectare (80 units on the entire area to be rezoned)

Height: 21 metres (6 storeys)

The City may also consider other regulations to control the location of the existing and proposed buildings on the site.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Main Street Commercial Corridor in the Official Plan, which permits small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings as the main uses.

The subject lands are in the Main Street Place Type in *The London Plan*, permitting a range of residential, retail, service and office uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning

applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Development Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

